



**Birmingham
Road**

LICKEY END

Offers Over
£325,000



Four Bedroom Link-Detached House

Features.

- FOUR BEDROOMS
- MODERN FAMILY BATHROOM AND DOWNSTAIRS WC
- LOUNGE/DINER
- MODERN KITCHEN
- SITTING ROOM/DOUBLE GARAGE
- DRIVEWAY
- REAR GARDEN

Description.

A particularly well presented four bedroom link-detached house, offered with an open plan lounge/diner, modern kitchen, sitting room (which could be easily converted back to a double garage), modern family bathroom, rear garden and off road parking, situated in the popular area of Lickey End, Bromsgrove.

The property is approached via a driveway providing off road parking for two vehicles. Once inside, the entrance hallway leads off to; the lounge/diner with a modern fireplace and door to the rear garden; modern kitchen with a door to the rear garden, breakfast bar and integrated dishwasher, microwave, double oven, gas hob and extractor; storage area, sitting room (which could easily be converted back into a double garage); and a downstairs wc.

Stairs from the hall lead up to the first floor landing with doors radiating off to; the master bedroom; double bedroom two; double bedroom three; bedroom four; and the modern family bathroom with both a bath and separate shower enclosure.

Outside, the property enjoys a rear garden with an initial paved area with steps up to a lawn, sitting area and planted beds to fenced boundaries.

Lickey End is positioned between Bamt Green and Bromsgrove, located at the bottom of the Lickey Hills. The property is conveniently situated near the M5 and M42 motorways with an excellent first school, shops, and local amenities within close proximity. In addition, Bromsgrove town centre offers a new leisure centre, a David Lloyd Gym, Bromsgrove Golf Course and a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services, plus first, middle, and high schools.



Room Dimensions:

Hall

Downstairs WC

Lounge/Diner: 22' 1" x 17' 2" (6.75m x 5.25m) max

Kitchen: 15' 0" x 13' 5" (4.58m x 4.10m) max

SITTING ROOM/GARAGE: 13' 5" x 12' 1" (4.10m x 3.70m) max

Stairs To First Floor Landing

Master Bedroom: 13' 9" x 9' 8" (4.20m x 2.95m)

Bedroom Two: 12' 2" x 7' 4" (3.72m x 2.25m)

Bedroom Three: 9' 8" x 7' 10" (2.95m x 2.40m)

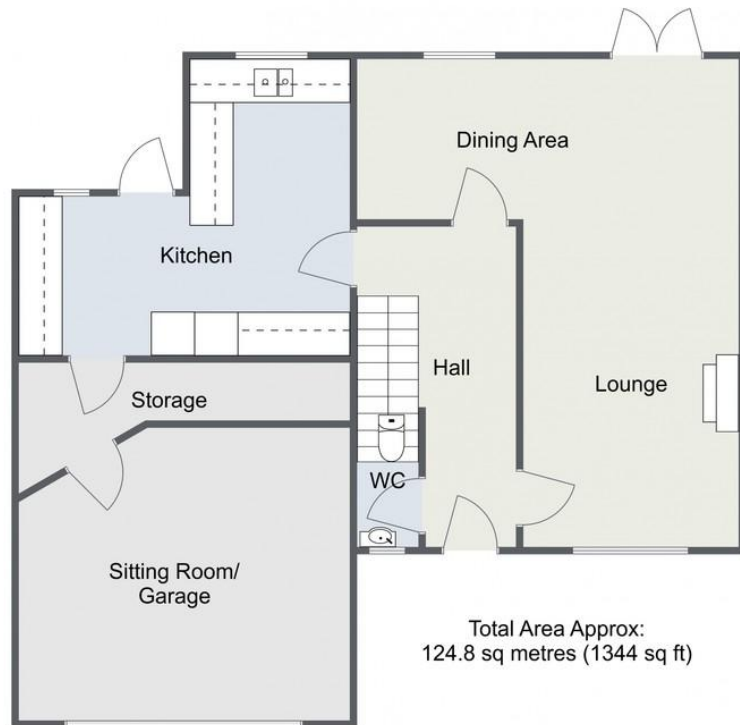
Bedroom Four: 9' 4" x 7' 4" (2.85m x 2.25m)

Bathroom: 8' 8" x 7' 1" (2.65m x 2.18m) max

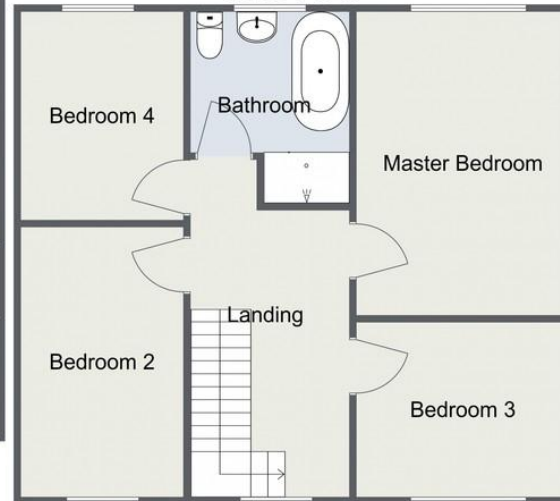


Birmingham Road, Lickey End

Ground Floor



First Floor



Total Area Approx:
124.8 sq metres (1344 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: E

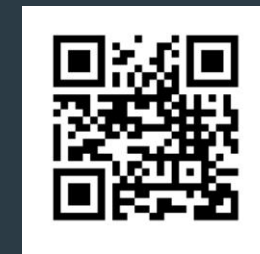
COUNCIL TAX BAND: D

TENURE: Freehold

.....
For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

.....
Alternatively, you can scan below to view all of the details of this property online.



Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

.....
14 Old Birmingham Road
Lickey End
Bromsgrove
B60 1DE